

ZB# 76-8

Pizza Hut

(no S-B-L given)

Public Hearing

Sign variance

April 12, 1976.

8 p.m. -

OC/D notified 3/24/76

Cell fees paid

Herbert Slepov letter
sent requesting signature
on application.

All fees paid &
sent to T.C.

PIZZA HUT - Sign variance

#76-8

76-8.

Allen Displays - Sign
Arthur Miller - Variance
32 Walnut Street Pizza Hut.
Rocky Lane.

561-5561 - (561-4222 home)

Free standing sign
68 sq. feet.

10 permitted -

13 ft. back from road.

25 ft. front street line.

GENERAL RECEIPT

2780

Town of New Windsor, N. Y.

Received of Mid-Hudson Neon April 20, 1976
Twenty-five and 00/100 \$ 25.00
For Variance Application Fee 76-11 Dollars

DISTRIBUTION:

FUND	CODE	AMOUNT
25.00		
Check #4540		

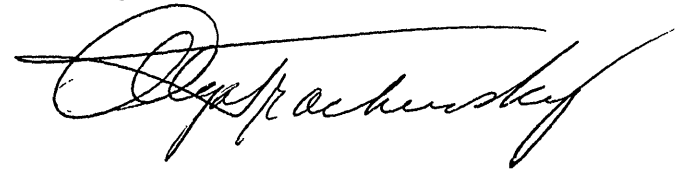
BY Charlotte Marcantonio
Deputy
TITLE

PUBLIC NOTICE OF HEARING
BEFORE
THE ZONING BOARD OF
APPEALS
PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a public hearing pur-
suant to Section 42-33a of the Zoning
Ordinance on the following
proposition:
Appeal No. 8
Request of HERBERT SLEPOY
and PIZZA HUT INC. for a Variance
of the regulations of the Zoning
Local Law, to permit an oversized
sign being a Variance of Section 3.2
Table of Use Regulations - Col. D
for property located at: Route 94
adjacent to Convenient Food Mart
Town of New Windsor, New York
Said HEARING will take place on
the 12th day of April, 1976, at the
New Windsor Town Hall, 555 Union
Avenue, New Windsor, NY, begin-
ning at six o'clock P.M.
THEODORE JARSTORFF
Chairman
BY: PATRICIA RAZANSKY
Secretary
Apr 1

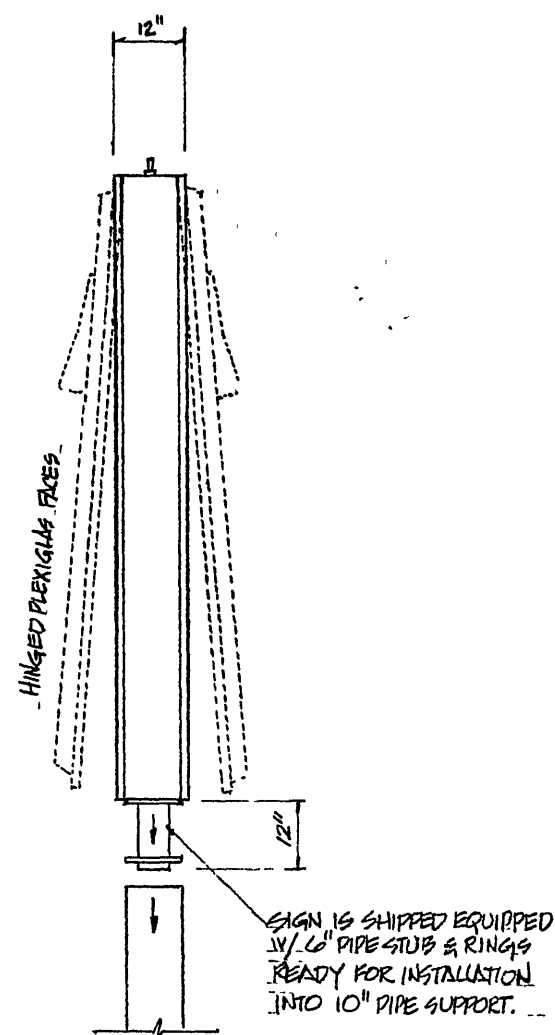
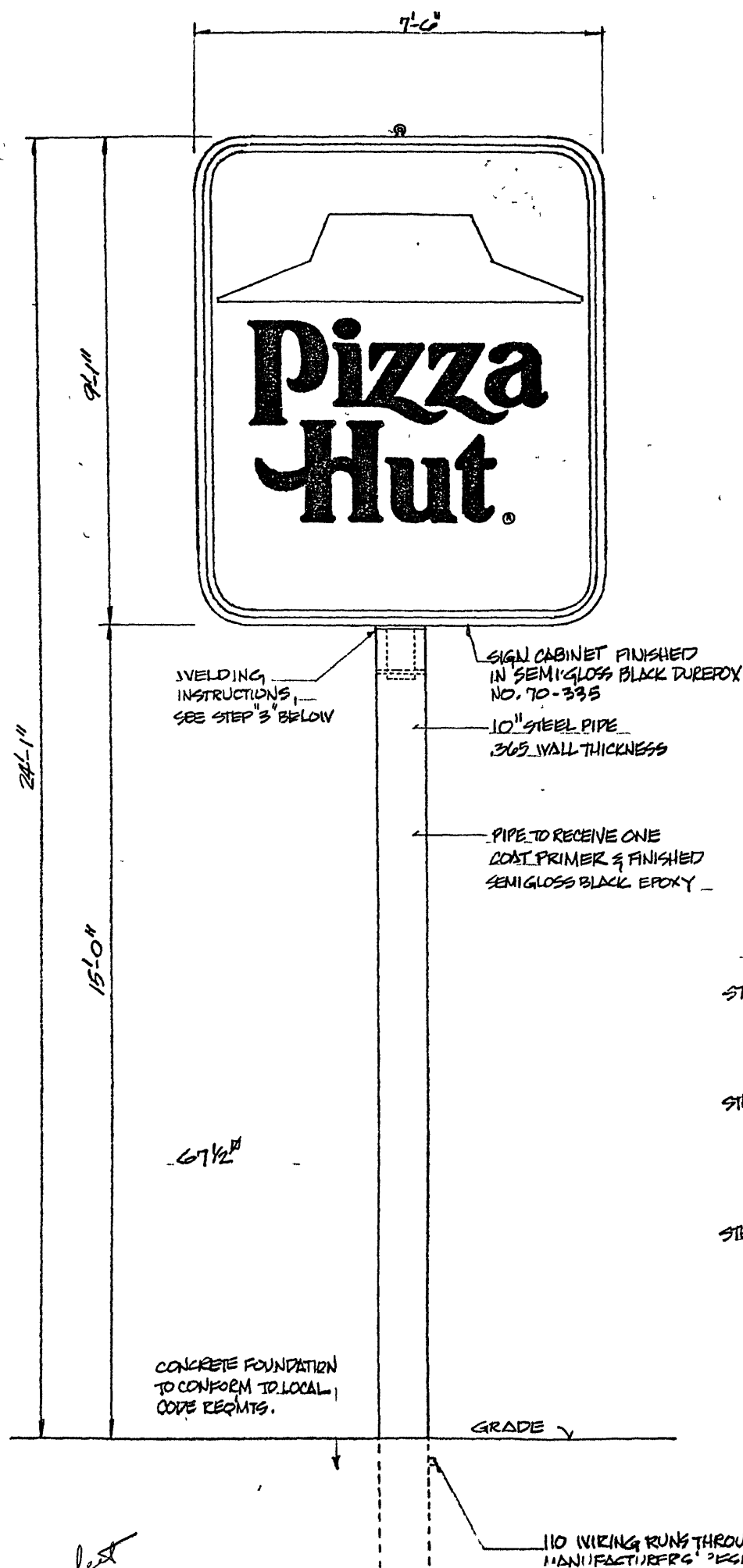
State of New York
County of Orange, ss:

Olga Trachewsky she , being duly sworn deposes and
says that he is Principal Clerk of Newburgh-
Beacon News Co., Inc., Publisher of The Evening News,
a daily newspaper published and of general circulation in
the Counties of Orange and Dutchess, and that the notice
of which the annexed is a true copy was published
One Time
in said newspaper, commencing on the 3rd day of
April A.D., 1976 , and ending on
the 3rd day of April A.D., 1976

Subscribed and sworn to before me this
..... 6th day of April 1976



.....
Notary Public of the State of New York, County of Orange.
MY COMMISSION EXPIRES MARCH 30, 1978



ERECTION PROCEDURE

- STEP 1 - SET 10" STEEL PIPE IN CONCRETE FOUNDATION. FOUNDATION TO BE ENGINEERED FOR LOCAL SOIL CONDITIONS & WINDLOAD REQTS.
- STEP 2 - PICK UP SIGN CABINET AND PLACE ON 10" PIPE BY SLIPPING 6" PIPE STUB W/ RINGS INTO 10" PIPE, MAKING SURE THAT ELECTRICAL LEADS ARE PLACED THROUGH 10" PIPE.
- STEP 3 - WELD RING THATS ON 6" PIPE AT BOTTOM OF SIGN TO TOP OF 10" PIPE. PRIME & PAINT PIPE AS NOTED AND TOUCH UP ANY WELD BURNS THAT MAY OCCUR DURING INSTALLATION.

"CAUTION" AVOID WELD BURNS TO BOTTOM OF CABINET BY USE OF A PROTECTIVE SHIELD.

COLOR REFERENCE

CODE NO.

REVISIONS

REMARKS

PERMIT REQUIREMENTS

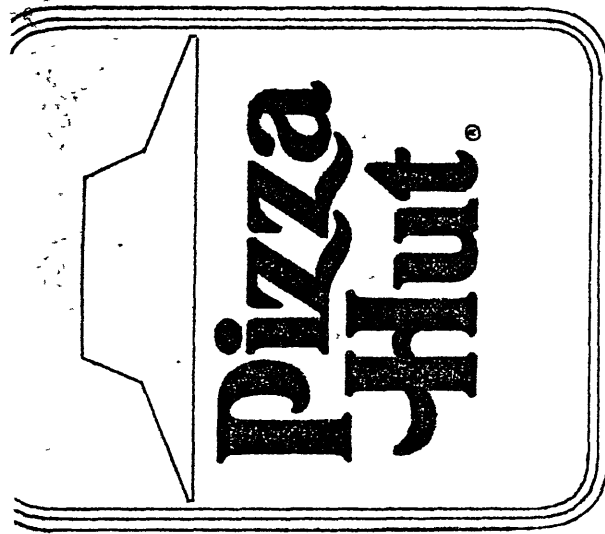
APPROVED

REJECTED / REVISE

VARIANCE APPEAL

Allen Displays, Inc.

DESIGNED FOR PIZZA
PROJECT LOCATION: VARIOUS
SALES AGENT: J. ALLEN
CLIENT APPROVAL:



9'-11"

WELDING INSTRUCTIONS SEE STEP 3 BELOW

SIGN CABINET FINISHED IN SEMI-GLOSS BLACK EPOXY NO. 70-335

10" STEEL PIPE 3/65 WALL THICKNESS

PIPE TO RECEIVE ONE COAT PRIMER & FINISHED SEMI-GLOSS BLACK EPOXY

15'-0"

6'-7 1/2"

CONCRETE FOUNDATION TO CONFORM TO LOCAL CODE REQ'TS.

GRADE

68 sq. feet

10 sq. feet front

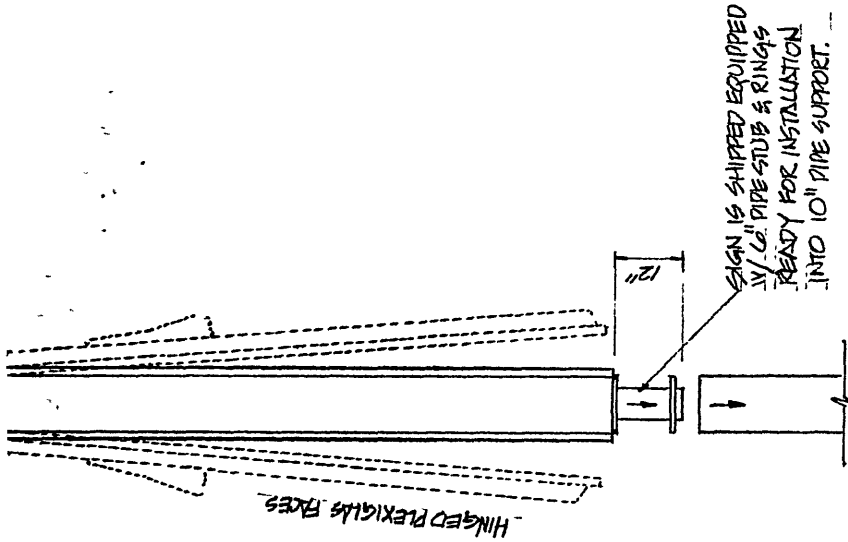
2.5 sq. feet front

ERECTION DETAILS FOR PIZZA HUT MODEL S-10

SCALE: 3/8" = 1'-0"

68 2/136

136 sq. ft. 80 56 136 sq. ft.



ERECTION PROCEDURE

- STEP 1 - SET 10" STEEL PIPE IN CONCRETE FOUNDATION. FOUNDATION TO BE ENGINEERED FOR LOCAL SOIL CONDITIONS & WINDLOAD REQ'TS.
- STEP 2 - PICK UP SIGN CABINET AND PLACE ON 10" PIPE BY SLIPPING 6" PIPE STUB W/ RINGS INTO 10" PIPE, MAKING SURE THAT ELECTRICAL LEADS ARE PLACED THROUGH 10" PIPE.
- STEP 3 - WELD RING THATS ON 6" PIPE AT BOTTOM OF SIGN TO TOP OF 10" PIPE. PRIME & PAINT PIPE AS NOTED AND TOUCH UP ANY WELD BURNS THAT MAY OCCUR DURING INSTALLATION.

"CAUTION" AVOID WELD BURNS TO BOTTOM OF CABINET BY USE OF A PROTECTIVE SHIELD.

110 WIRING RUNS THROUGH PIPE TO WELDED NIPPLE, MANUFACTURERS RESPONSIBILITY ENDS AT NIPPLE

REVISIONS • REMARKS

PERMIT REQUIREMENTS
APPROVED ☐
REJECTED / REVISE ☐
VARIANCE APPEAL ☐

Allen Displays, Inc.

241 GREENSBORO, NC 27409 PH: 919 848 2721



DESIGNED FOR PIZZA HUT INC.
PROJECT LOCATION VARIOUS
SALES AGENT J. ALLEN
CLIENT APPROVAL

DRAWING NO. 121432-J
DATE 12/16/74
DRAWN BY VJ
CHECKED BY
SCALE 3/8" = 1'-0"
JOB NO.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of
HERBERT SLEPOY and PIZZA HUT, INC.

DECISION GRANTING
SIGN AREA VARIANCE

WHEREAS HERBERT SLEPOY of 139-15 243rd Street, Rosedale, New York, and PIZZA HUT, INC. of Wichita, Kansas, have made application for a variance from the provisions of New Windsor Local Law, Section 3.2 of the Table of Use Regulations, Column D, to permit variation on a sign; and

WHEREAS a public hearing on the application was held by the Zoning Board of Appeals at the Town Hall, 555 Union Avenue, New Windsor, New York on the 12th day of April, 1976 after due publication in The Evening News and due notice to residents and businesses within 500 feet of the subject premises by certified mail; and

WHEREAS the owner of the property and the tenant of the building, known as "Pizza Hut" having appeared at the public hearing, and no opposition having appeared;

NOW THEREFORE the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The signs are in good taste and not offensive to the area.
2. The business is located on a highway and a sign is needed for identification purposes since the operation is a new one in the Town of New Windsor.
3. The proposed variance is for 220 square ft. of signage to be located in a C zone which is not inconsistent with other signs located in this area. The variance covers free standing signage as well as signage on the faces of the building.

The Zoning Board of Appeals of the Town of New Windsor makes the following determinations of law in this matter:

1. The variance sought is not substantial in relation to the allowed sign size in the C zone under the Zoning Local Laws; and

2. The effect of the variance if allowed on the population and available government facilities would be nil; and

3. No substantial change in the character of the neighborhood would result nor would there be a substantial detriment to the adjoining properties.

4. The difficulty with respect to advertising of the business cannot be obviated by some other method feasible for the applicant to pursue, other than a variance.

5. The interests of justice would be served by allowing the variance.

AND THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor determines that the applicant meets the practical difficulty test for a Zoning variance under the New York State Law and the Zoning Board of Appeals awards the variance as sought, with the contingency that the applicant shrink the proposed free-standing sign by one foot on all four sides and that the sign adjacent to the property known as Convenience Food Mart, owned by applicant Herbert Slepoy, be removed.

BE IT FURTHER RESOLVED that a copy of the decision be forwarded to the applicant corporation, Town Clerk, Mr. Herbert Slepoy, and the Town Planning Board.


THEODORE J. JORGENSEN, Chairman

Dated: April 26, 1976.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

76-8
(Number)

March 24, 1976
(Date)

I. Applicant information:

Herbert Slepoy, 139-15 243rd Street, Rosedale, N.Y. 11422
tel. 212 341 3752

(a) Pizza Hut, Wichita, Kansas John Bland, PE. tel 316 685 8261
(Name, address and phone of Applicant)

(b) Pizza Hut, Wichita, Kansas John Bland PE. tel 316 685 8261
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

(d) Allen Displays, Rt. 9 Greensboro, N.C. 27409 Nancy Bridges

(Name, address and phone of broker) Contractor-Installing Sign

Mid-Hudson Neon, 32 Walnut St., New Windsor, N.Y. 12550
tel. 561-5561

II. Application type:

- ☐ Use variance
☐ Area variance
☒ Sign variance
☐ Special permit

III. Property information:

(a) C Route 94 - New Windsor, N. Y. 185.19 ft. frontage on
(Zone) (Address) (M B L) (Lot size) Rt. 94

Adjacent to Convenient Food Mart 270.28 ft.
(b) What other zones lie within 500 ft.? NC - R-5 depth

(c) Is a pending sale or lease subject to ZBA approval of
this application? no

(d) When was property purchased by present owner? _____

(e) Has property been subdivided previously? _____ When? _____

(f) Has property been subject of variance or special permit
previously? _____ When? _____

(g) Has an order-to-remedy violation been issued against the property by
the Zoning Inspector? yes. If so, when 3/22/76

(h) Is there any outside storage at the property now or is any proposed?

76-8
(Number)

March 24, 1976
(Date)

I. Applicant information:

Herbert Slepoy, 139-15 243rd Street, Rosedale, N.Y. 11422
tel. 212 341 3752

(a) Pizza Hut, Wichita, Kansas John Bland, PE. tel 316 685 8261
(Name, address and phone of Applicant)

(b) Pizza Hut, Wichita, Kansas John Bland PE. tel 316 685 8261
(Name, address and phone of purchaser or lessee)

(c) _____
(Name, address and phone of attorney)

Allen Displays, Rt. 9 Greensboro, N.C. 27409 Nancy Bridges

(d) _____
(Name, address and phone of broker) Contractor-Installing Sign

Mid-Hudson Neon, 32 Walnut St., New Windsor, N.Y. 12550
tel. 561-5561

II. Application type:

- ☐ Use variance
☐ Area variance
☒ Sign variance
☐ Special permit

III. Property information:

(a) C Route 94 - New Windsor, N. Y. 185.19 ft. frontage on
(Zone) (Address) (M B L) (Lot size) Rt. 94

Adjacent to Convenient Food Mart
(b) What other zones lie within 500 ft.? NC - R-5 270.28 ft.
depth

(c) Is a pending sale or lease subject to ZBA approval of
this application? no

(d) When was property purchased by present owner? _____

(e) Has property been subdivided previously? _____ When? _____

(f) Has property been subject of variance or special permit
previously? _____ When? _____

(g) Has an order-to-remedy violation been issued against the property by
the Zoning Inspector? yes. If so, when 3/22/76.

(h) Is there any outside storage at the property now or is any proposed?
Describe in detail. _____

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow _____

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

The Pizza Hut Corp. has a National Image which it portrays in all its advertising nationally throughout the United States. This sign is the cornerstone of that image.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 3.2, Table Use Regs., Column D.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>Building</u>	<u>168 both sides</u>	<u>223 sq.</u>
Sign 2	<u>Free standing</u>	<u>185 "</u>	<u>ft.</u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
Total	<u> </u> sq.ft.	<u>303</u> sq.ft.	<u> </u> sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

The sign for which we seek a variance is approx. 9ft Height by 7ft.6" wide. It is our standard trademark identification used throughout the United States. This sign with the Corporate logo represents the image of the business and all the business and advertising of the Pizza Huts are repressed by this image.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

Signs Letters on Building are appr. 3ft ht. x 2ft width. and encompass an area of approx 84 sq. ft. "PIZZA HUT "

portrays in all its advertising nationally throughout the United States. This sign is the cornerstone of that image.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 3.2, Table Use Regs., Column D.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	<u>Building</u>	<u>168 both sides</u>	<u>223 sq.</u>
Sign 2	<u>Free standing</u>	<u>135 "</u>	<u>ft.</u>
Sign 3	<u> </u>	<u> </u>	<u> </u>
Sign 4	<u> </u>	<u> </u>	<u> </u>
Sign 5	<u> </u>	<u> </u>	<u> </u>
Total	<u> </u> sq.ft.	<u>303</u> sq.ft.	<u> </u> sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

The sign for which we seek a variance is approx. 9ft Height by 7ft.6" wide. It is our standard trademark identification used throughout the United States. This sign with the Corporate logo represents the image of the business and all the business and advertising of the Pizza Huts are represented by this image.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

Signs Letters on Building are appr. 3ft ht. x 2ft width. and encompass an area of approx 84 sq. ft. "PIZZA HUT "

☐ VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

(b) Describe in detail the use and structures proposed for the special permit.

☐ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☒ IX. Attachments required:

☒ Copy of letter of referral from Building and Zoning Inspector.

☐ Copy of contract of sale, lease or franchise agreement.

☐ Copy of tax map showing adjacent properties

☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

☒ Copy(ies) of sign(s) with dimensions.

☒ Check in amount of \$25.00 payable to Town of New Windsor.

☒ Check in the amount of \$25.00 payable to Secretary for taking public hearing.
Photos of existing premises which show all present signs and landscaping.

(b) Describe in detail the use and structures proposed for the special permit.

☐ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☒ IX. Attachments required:

☒ Copy of letter of referral from Building and Zoning Inspector.

☐ Copy of contract of sale, lease or franchise agreement.

☐ Copy of tax map showing adjacent properties

☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

☒ Copy(ies) of sign(s) with dimensions.

☒ Check in amount of \$25.00 payable to Town of New Windsor.

☒ Check in the amount of \$25.00 payable to Secretary for taking public hearing.
Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

☐ Other

X. AFFIDAVIT.

STATE OF NEW YORK))
COUNTY OF ORANGE) SS.:

X Robert H. Long
(Applicant)

Sworn to before me this
29 day of March, 1975.

SIDNEY S ROTH
NOTARY PUBLIC, State of New York
No 30 8675550
Qualified in Nassau County
Commission Expires March 30, 1974

Qualified in Nassau County
Commission Expires March 30, 1972

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (d) Conditions and safeguards _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

) SS.:
COUNTY OF ORANGE)

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

X [Signature]
(Applicant)

Sworn to before me this
29 day of March, 1975.

SIDNEY S. ROTH
NOTARY PUBLIC, State of New York
No. 30 EC75550

Qualified in Nassau County
Commission Expires March 30, 1977

[Signature]

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

555 Union Avenue
New Windsor, N. Y. 12550
April 27, 1976

Mr. Herbert Slepoy
139-15 243rd Street
Rosedale, N. Y.

Pizza Hut, Inc.
Wichita, Kansas

RE: APPLICATION FOR SIGN VARIANCE OF PIZZA HUT, INC.

Gentlemen:

Enclosed herewith is the formal decision of the Zoning Board of Appeals granting the above sign area variance which was signed by the Chairman of the Zoning Board of Appeals on Monday, April 26, 1976.

Very truly yours,

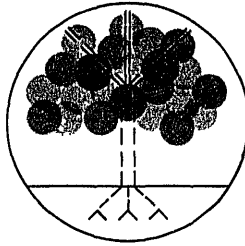
PATRICIA RAZANSKY, Secretary

/pr

Enclosure

Department of Planning

Peter Garrison, AIP, Commissioner
Edwin J. Garling, AIP, Deputy Commissioner



124 Main Street
Goshen, New York 10924
(914) 294-5151

County of APR 20 1976 Orange

Louis V. Mills, County Executive

April 14, 1976

Mr. Theodore Jargstorf, Chairman
New Windsor Zoning Board of Appeals
% Patricia Razansky, Secretary
Town Hall
Union Avenue
New Windsor, New York 12550

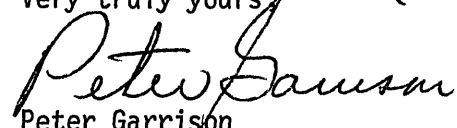
Re: Variance -
Pizza Hut - Rt. 94

Dear Mr. Jargstorf:

Our office is in receipt of the above, in accordance with the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination. We also suggest that you refer to our previous correspondence on the matter (letter dated March 30, 1976).

Very truly yours,


Peter Garrison
Commissioner of Planning

PG:mj
Enclosure

Reviewed by:
Joel Shaw
Sr. Planner



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

March 25, 1976

Herbert Slepoy
Fred Gardner
881 Knota Road
Woodmere, New York 11598

RE: Variance Pizza Hut

Gentlemen:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads "Ellsworth E. Weyant".

ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Ettinger, Howard W. & Sarah P.
Box 64
Vails Gate, New York 12584

VGR Associates
P.O. Box 334
Lenox Hill Station
New York, New York 10021

Robin, Arthur
Box 235
Vails Gate, New York 12584

Stuart Satterly & Son Inc.
RD#2 Riley Road
New Windsor, New York 12550

Marshall, Nicholas C.
Vails Gate, New York 12584

Angelo Rosmarino Enterprises Inc.
P.O. Box 392
Vails Gate, New York 12584

Gasland Inc.
622 State Street
Springfield, Massachusetts 01109

Schoonmaker Homes, Inc.
P.O. Box 98
Vails Gate, New York 12584

G E Pension Fund Trustees Of
C/O Atlantic Refining Co.
260 South Broad Street
Philadelphia, Pennsylvania

Academy terminal Corp.
90 Main street
Highland Falls, New York 10928

Smith, Coleen
Route 94
Vails Gate, New York 12584

Boneri, Concetta
Vails Gate, New York 12584

Simonson, Richard & Helen
Vails Gate, New York 12584

Brewer, Ella
Box 527
Vails Gate, New York 12584

Brewer Wilbur
Vails Gate, New York 12584

Ernst, Jerome & Pearl
1594 Unionport Road
Bronx, New York 10462

Brewer, Walter
Vails Gate, New York 12584

McMillan, Mary
Vails Gate, New York 12584

Brewer, Russell R. Sr.
P.O. Box 103
Vails Gate, New York 12584

Brewer, Helen, Ida Mae, Michael
Vails Gate, New York 12584

Deyo, Beatrice
Vails Gate, New York 12584

Central Hudson Gas & Electric Corp.
284 South Avenue
Poughkeepsie, New York

Dahlin, Raymond G. & Hean M.
Box 508
Vails Gate, New York 12584



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808


Franchise Realty Interstate Corp.
Box 66351 AMF O Hare Airport
Chicago, Illinois 60666

Leonardo, Catherine
C/O Angeline Gruber
355 Third Street
Newburgh, New York 12550

Marshall, Maria
Box 68
Vails Gate, New York 12584

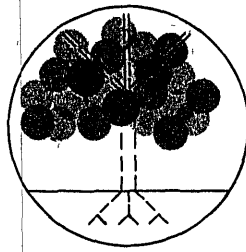
Mangini, Ida
C/O Thomas Hoffman
200 W 57th Street
New York, New York 10019

Respectfully submitted,


ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



124 Main Street
Goshen, New York 10924
(914) 294-5151

APR 01 1976

County of Orange

Louis V. Mills, County Executive

file

March 30, 1976

Mr. Harry Van Leuwen, Chairman
New Windsor Town Planning Board
% Arkel Motors
Windsor Highway
Newburgh, New York 12550

Dear Mr. Van Leuwen:

This letter is written as a result of a sign variance request for Pizza Hut on Route 94. It is merely for your information and consideration.

The New Windsor Zoning Ordinance seems to be overly restrictive regarding signs. It would appear to us that every NC use will soon be requesting sign variances, if these standards remain in force. The smaller standard gasoline and national corporate signs range from 5x6 to 7x8 feet, or 30 to 56 square feet in size. The 50 square foot requirement permits only one 5x5 free-standing double-faced sign and no wall signs. We would recommend the lowering of the standards to permit some wall signs as well as free-standing signs.

A typical standard for wall signs might be 1/2 to 1 square foot per linear foot of wall. In the case of Pizza Hut, this would permit a 36 or 72 square foot sign on each side wall of the building. The free-standing signs should be permitted at a requirement of 40 to 60 square feet per face of a double-faced sign.

Please call or write if you have any further questions in this matter.

Sincerely yours,

Edwin J. Garling
Deputy Commissioner of Planning

EJG:mj
cc: Chairman ZBA

PUBLIC NOTICE OF HEARING BEFORE
THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a public hearing pursuant
to Section 48-33A of the Zoning Ordinance on the following
proposition:

Appeal No. 8

Request of HERBERT SLEPOY and PIZZA HUT INC.
for a Variance ~~Special Use Permit~~ of the
regulations of the Zoning Local Law, to permit
an oversized sign

being a Variance ~~Special Use Permit~~ of
Section 3.2 - Table of Use Regulations-Col. D,
for property situated at: Route 94 adjacent to
Convenient Food Mart, Town of New Windsor, New York.

SAID HEARING will take place on the 12th day of April, 1976,
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.
beginning at 8 o'clock P. M.

THEODORE JARSTORFF,
Chairman

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 3/2 ✓ 19.. 76

To *Pizza Hut - Route 94*
Mid Hudson Near 561-5561 - Contractor
Walnut Street

PLEASE TAKE NOTICE that your application dated , 19

for permit to

at the premises located at

is returned herewith and disapproved on the following grounds:

Over Sign Sign - 68 sq feet 13 feet from
10 sq ft permitted
25 feet from Street line
property line

76-5

Howard R. Ciccetti
.....
Building Inspector